

FOR PREVIEW ONLY

Central²

RESIDENCE

24' x 70'/80' 1.5 Storey Terrace

A Smart Joint Venture Project By,

KOTASAS
BANDAR BARU KUANTAN



WAWASAN
INTACT PROPERTIES
(PAHANG) Sdn Bhd.



Live at the Centre of Tomorrow

The Heart of KotaSAS' Future CBD

Live moments away from KotaSAS' vibrant Central Business District, where business, lifestyle and everyday conveniences come together.

Connected to Every Possibility

Seamlessly connected via LPT, major highways, the future ECRL and connectivity.

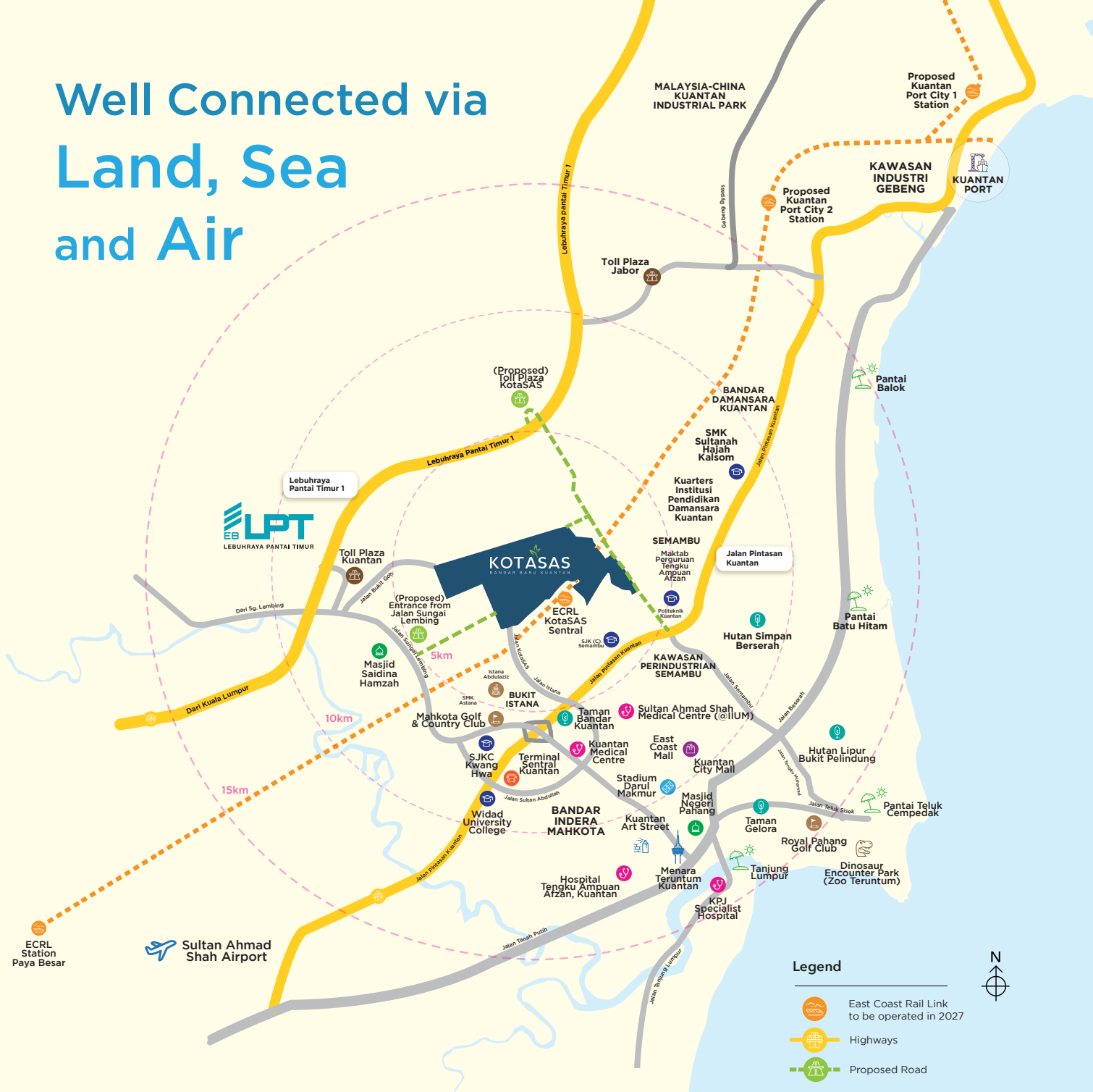
Designed for Better Living

Thoughtfully designed with spacious layouts, modern comforts and a secure neighbourhood for today's families

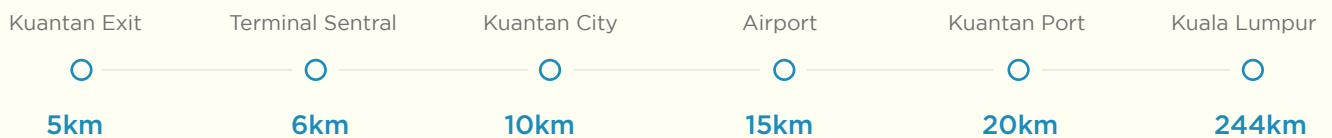
Built for Tomorrow's Value

Invest in a master-planned township designed for sustainable growth and long-term value.

Well Connected via Land, Sea and Air



A future-ready home at the heart of KotaSAS



Our property's proximity to key establishments means you'll always be within reach of what you need.



24' x 70'/80' 1.5 Storey Terrace

The Promise of a Luxury Lifestyle Embraced by Nature

KotaSAS boasts a strategic location in the bustling heart of the city, offering easy accessibility to essential amenities, key establishments, and transportation hubs. Residents enjoy the convenience of having everything they need within reach, from shopping and dining to education and healthcare, making it an ideal place to live, work, and play.



Artist's impression only

Everything You Need, Right Where You Live

Experience future-ready living in the heart of KotaSAS, where connectivity, lifestyle and everyday conveniences come together

1 MOVE WITH EASE

Seamless Connectivity
Enjoy effortless access via LPT,
major highways and the future
ECRL station.

5 EVERYTHING NEARBY

Everyday Convenience Retail,
cafés, dining and daily essentials
are always within easy reach.

LIVE WITH PEACE

A safe and guarded community
designed for complete
peace of mind.

LIVE CONNECTED

Connected Community
Live within a vibrant
township centred around
iconic landmarks and
community spaces.

3 BREATHE BETTER

Green Living Surrounded by parks,
lakes and lush green spaces
for a healthier lifestyle.

7 FUTURE CONNECTED

Future-ready connectivity with the
ECRL and an integrated transport network.

LIVE AT THE CENTRE

Future CBD Living Just
moments from KotaSAS'
Future CBD, where work,
retail and lifestyle meet.

ENJOY EVERY DAY

Lakeside Lifestyle Relax, recharge
and create lasting memories at
KotaSAS' parks, lakes and
recreational space

8





24' x 70'/80' 1.5 Storey Terrace



The 2,165-Acres Masterplan

Completed / Under Construction

Residential

- | | | |
|---|---------------------------------|------------------------|
| 1. Harmony Homes | 6. Summer Homes (North & South) | 11. Palm Hills |
| 2. Azalea Residences | 7. SpringVale Residences | 12. Sierra |
| 3. Primrose Residences | 8. Emerald Hills | 13. Serene Residences |
| 4. Lakeside & Lakefront Homes | 9. Summervale | 14. Majestic Homes |
| 5. Evergreen Homes & Summer Homes (East & West) | 10. Rivervale Homes | 15. Central Residences |

Commercial Complex

- A. KotaSAS Sentral ECRL Station
- B. Sultan Ahmad Shah Administrative Centre (PPSAS)
- C. Easy Avenue
- D. KotaSAS Square
- E. Central Business District
- F. Easy Avenue II

Community

- G. TASEK Commercial Centre
- H. Masjid Bandaraya
- I. Imam Shafie Mosque
- J. Proposed College/University
- K. School Complex

Others

- L. Main Entrance
- M. West Entrance
- N. East Entrance
- O. Future Residential
- P. Future Commercial

Site Plan



Central 2 | 24'x70'



Corner Lot



Intermediate



End Lot

Central²

RESIDENCE

24' x 70'/80' 1.5 Storey Terrace



4 Bedrooms



3 Bathrooms



2 Parking Bays

2 Living + 1 Dining + 1 Kitchens + 1 Yard



Artist's impression only

A modern, minimalist interior design rendering of a living and dining area. The space features a high ceiling with recessed lighting, a large window with patterned curtains, and a dining table with grey upholstered chairs. A staircase with a glass railing is visible on the right. The overall aesthetic is clean and contemporary.

A blank canvas
to craft your
dream home

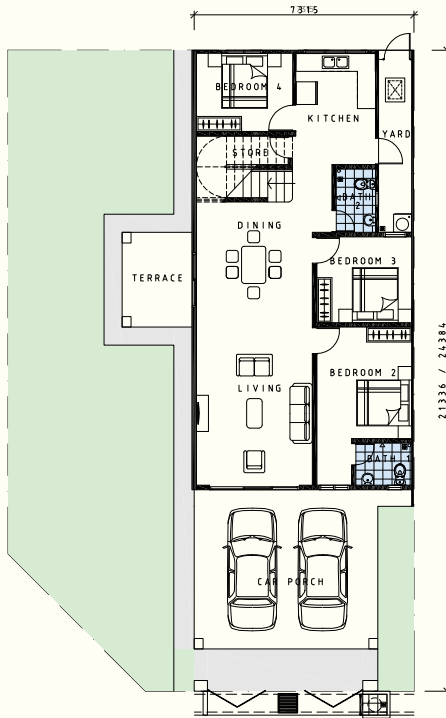
Artist's impression only

Floor Plan

1.5 STOREY TERRACE 24' x 70'/80'

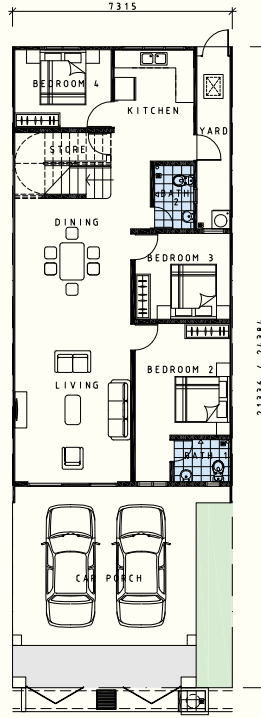
CORNER

Ground Floor



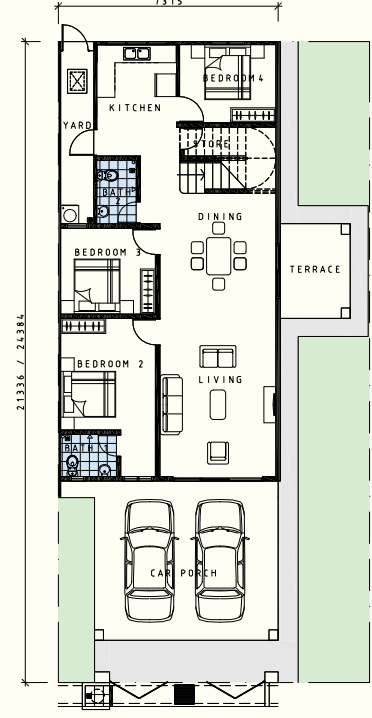
INTERMEDIATE

Ground Floor

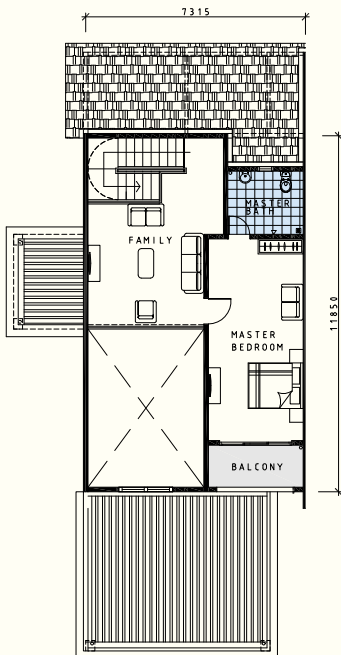


END

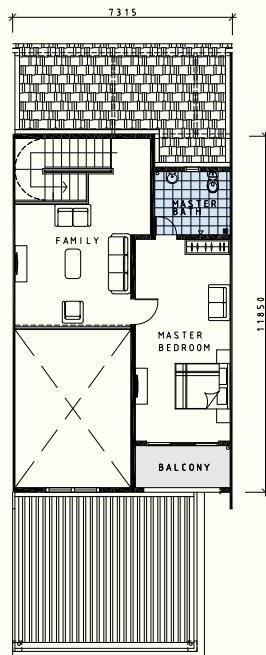
Ground Floor



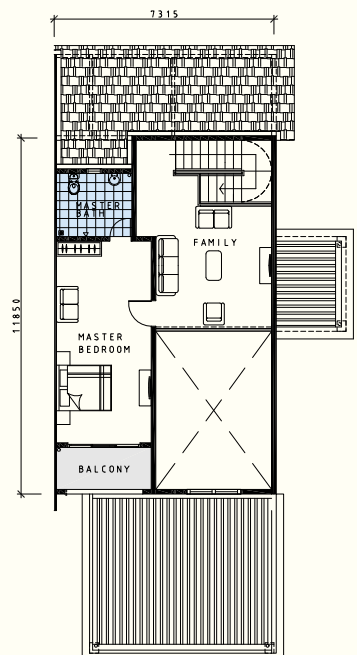
First Floor



First Floor



First Floor



Specification

Foundation	Reinforce Concrete	
Wall	Concrete Wall	
Roof Covering	Cement Tiles Roofing Metal Deck Roofing Sheets	
Roof Framing	Lightweight GI Roof Trusses System	
Ceiling	Plaster Ceiling	
Windows	Aluminium Frame Glass Panel Window	
Doors		
Main Entrance, Balcony, Corner & End Unit Terrace	Aluminium Frame Sliding Glass Panel Door	
Bedrooms and store	Metal Frame Plywood Flush Door	
Bathrooms	Metal Frame Fibre Flush Door	
Kitchen	Metal Frame Plywood Flush Door	
Wall Finishes		
External Walls	Skim Coat and Paint	
Internal Walls	Skim Coat and Paint	
Bathrooms	2.4m high wall tiles	
Kitchen	1.5m high wall tiles at cabinet area, other area Skim Coat with Paint	
Floor Finishes		
Living	Floor tiles	
Dining	Floor tiles	
Bedrooms	Floor tiles	
Store	Floor tiles	
Family	Floor tiles	
Balcony	Floor tiles	
Kitchen	Floor tiles	
Bathrooms	Floor tiles	
Yard	Floor tiles	
Terrace	Floor tiles	
Car Porch	Floor tiles	
Driveway	Cement Render	
Sanitary and Plumbing Fittings		
Water Closet	3 Nos	
Wash Basin	3 Nos	
Shower Rose	3 Nos	
Washing Machine Tap	1 Nos	
Kitchen Sink	1 Nos	
Electrical Fittings	Intermediate Units	Corner & End Units
Lighting Point	20 Nos	21 Nos
Fan Point	7 Nos	7 Nos
Socket Outlet	14 Nos	14 Nos
TV Point	1 Nos	1 Nos
Air Cond Point	2 Nos	2 Nos
Water Heater Point	1 Nos	1 Nos
Telephone Point (Fibre Optic Cable)	1 Nos	1 Nos
In coming Supply	60 Amp Single Phase	60 Amp Single Phase
Fencing	MS Security Fencing C/W Accessories	

THE FIRST AND ONLY MASTER-PLANNED TOWNSHIP ON THE EAST COAST OF MALAYSIA

4.5 km Kuantan Exit 6 km Terminal 10 km Kuantan City 15 km Airport 244 km Kuala Lumpur



Waze SALES GALLERY KOTASAS

www.kotasas.com **09-560 9902** **f @ kotasas**
WAWASAN INTACT PROPERTIES (PAHANG) SDN. BHD. (1316426-P)

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS,
Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur
Monday - Friday, 9am - 6pm • Saturday & Sunday, 10am - 6pm

A Smart Joint
Venture Project By.

